

12 Action Plan

It's not the plan that's important, it's the planning." Dr. Gramme Edwards

12.1 Major recommendations

Maps 12.1 and 12.2 are the Comprehensive Plan Maps to assist future decision makers with development, preservation and zoning decision over the next five to 10 years. They do not supersede the current zoning map or ordinance.

12.2 Implementation timeline

The following is a potential implementation outline:

Strategy 1 Review permitted uses along Vine Street corridor (B-1)

Action by: ECDC, Planning Commission, Zoning staff
Time: Summer 2009
Beneficiary: Businesses and community

Strategy 2 Review development standards in non-residential zones (lot size, frontage)

Action by: ECDC, Planning Commission, Zoning staff
Time: Summer 2009
Beneficiary: Businesses and community

Strategy 3 Re-evaluate permitted uses in LS-DD zone

Action by: ECDC, Planning Commission, Zoning staff
Time: Fall 2009
Beneficiary: Businesses and community, developers

Strategy 4 Review parking requirements in commercial areas

Action by: Zoning staff, City Engineer
Time: Summer 2009
Beneficiary: Businesses and community

Strategy 5 Adopt commercial design guidelines (Vine Street 2020 is a solid base)

Action by: ECDC, Architectural Review Board
Time: Fall 2009
Beneficiary: Businesses and community

Strategy 6 Enhance site plan review process and parameters

Action by: Planning Commission, Zoning staff, City Engineer
Time: Fall 2009
Beneficiary: Staff, elected officials, developers and community

Strategy 7 Consider access management guidelines

Action by: Planning Commission, City Engineer, ODOT
Time: 2010
Beneficiary: Businesses and community, developers, pedestrian / vehicular traffic

Strategy 8 Create mixed use zoning overlay zoning district

Action by: Planning Commission, Zoning staff, elected officials
Time: 2010
Beneficiary: Businesses and community

Strategy 9 Pursue additional open space /natural resource protection strategies

Action by: City, citizens, Lake Metroparks, elected officials, Port Authority
Time: Long term
Beneficiary: Citizens

Strategy 10 Use PCA/PDA guidance map for during development process

Action by: Planning Commission, elected officials, developers, CRWP
Time: Long term
Beneficiary: Planning Commission, citizens, developers, elected officials

12.3 Conclusion

The information presented in this plan indicates a long-term vision for the City. The Comprehensive Plan provides a guide for local decision-makers while evaluating, or developing, practical and feasible land use and zoning proposals.

Continued cooperation between local boards, citizens, businesses, city staff, elected officials and other public agencies will increase the likelihood of the plans success. The recommendations of the plan were created by the Eastlake Economic and Community Development Council with guidance by Lake County Planning Commission and Chagrin River Watershed Partners. Valuable information was also provided by the Vine Street 2020 Plan and 1991 Comprehensive Plan (draft).

Competition for new development, redevelopment and economic development is at an all time height. Thus, it is imperative that the Eastlake community examine current and proposed guidelines to assure future growth follows the community's desires.

Market demands, unforeseen development scenarios or legal issues may arise which require edits to various portions of this plan. Planning is fluid. Amendments, if necessary, should not derail the overall objectives discussed in the plan.



